

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		WADSWORTH RD, ARLINGTON

OWNERSHIP

Owner 1:	MCLELLAN JOSEPH D JR			
Owner 2:				
Owner 3:				
Street 1:	6 WADSWORTH RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	MC LELLAN ESTELLE -		
Owner 2:	-		
Street 1:	6 WADSWORTH RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .175 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 1885 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.17493	Total SF/SM:	7620	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	408,617	Spl Credit	Total:	408,600
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7620.000	230,000		408,600	638,600
Total Card	0.175	230,000		408,600	638,600
Total Parcel	0.175	230,000		408,600	638,600
Source: Market Adj Cost		Total Value per SQ unit /Card:		338.82	/Parcel: 338.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	230,000	0	7,620.	408,600	638,600		Year end	12/23/2021
2021	101	FV	221,400	0	7,620.	408,600	630,000		Year End Roll	12/10/2020
2020	101	FV	221,400	0	7,620.	408,600	630,000	630,000	Year End Roll	12/18/2019
2019	101	FV	185,700	0	7,620.	408,600	594,300	594,300	Year End Roll	1/3/2019
2018	101	FV	185,700	0	7,620.	344,400	530,100	530,100	Year End Roll	12/20/2017
2017	101	FV	185,700	0	7,620.	315,200	500,900	500,900	Year End Roll	1/3/2017
2016	101	FV	185,700	0	7,620.	268,500	454,200	454,200	Year End	1/4/2016
2015	101	FV	184,800	0	7,620.	233,500	418,300	418,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

!14182!

PRINT

Date	Time
12/30/21	18:29:49

LAST REV

Date	Time
12/01/20	14:33:00

mmcmakin

14182



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	122520
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2020	OWNR INFO	MM	Mary M
7/31/2018	MEAS&NOTICE	BS	Barbara S
3/11/2009	Inspected	163	PATRIOT
11/20/2008	Measured	336	PATRIOT
3/2/2000	Inspected	270	PATRIOT
1/4/2000	Mailer Sent		
12/23/1999	Measured	263	PATRIOT
1/1/1982		MM	Mary M

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

Sign:

VERIFICATION OF VISIT NOT DATA

SKETCH

A photograph of a red Volkswagen Beetle parked in front of a house. The house has a brick chimney and a blue sky is visible in the background. There are green bushes and flowers in the foreground.